

Long Lane

Ickenham • Middlesex • UB10 8QS

Offers In Excess Of: £625,000



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Located on the sought-after Long Lane in Ickenham, this three-bedroom semi-detached home offers excellent potential for renovation and modernisation. The property provides spacious accommodation throughout and presents a fantastic opportunity to create an ideal family home. Conveniently situated within walking distance of highly regarded local schools and Hillingdon Station, offering Metropolitan and Piccadilly line services into Central London. Further benefits include a rear garden, off-street parking, and no onward chain.

Three bedrooms

Semi detached

Potential to extend (STPP)

Ample off street parking

Spacious interior throughout

Modernisation required

Short walk to Hillingdon station

Minutes from sought after schools

Nearby to local amenities

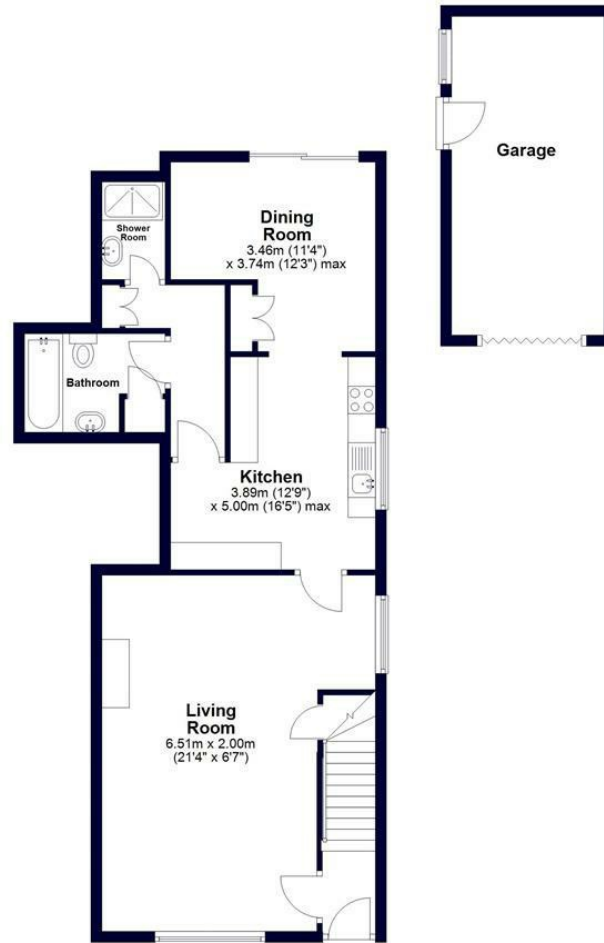
Easy access to A40/M25

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

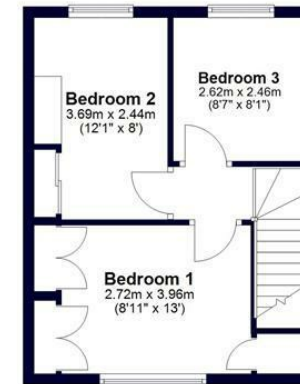




Ground Floor
Approx. 86.8 sq. metres (933.9 sq. feet)



First Floor
Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 119.3 sq. metres (1284.2 sq. feet)

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Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (39-45)		
B (46-55)		
C (56-65)		
D (66-75)		
E (76-85)		
F (86-95)		
G (96-105)		
Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.